

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF FEBRUARY 21, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, February 21, 2018** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

1. **Bees Ferry Rd (West Ashley) TMS# 3050800058 & 060** – approx. 50.07 ac. Request rezoning from Gathering Place (GP) to General Business (GB).  
Owner: Whitfield Construction Company  
Applicant: Retail Planning Corporation
2. **36 & 38 Line St and Sheppard St Right-of-Way (Peninsula) TMS# 4590503105, 106 & 138** – approximately 0.64 ac. Request rezoning from Light Industrial (LI), General Business (GB) and unzoned right-of-way to Mixed-Use (MU-2) & Mixed-Use Workforce Housing (MU-2/WH).  
Owner: East Line Partners LLC and SCDOT  
Applicant: LS3P
3. **1551 Mulberry St (West Ashley) TMS# 3500700090** – 0.45 ac. Request rezoning from Single-Family Residential (SR-2) to Commercial Transitional (CT).  
Owner/Applicant: Low Country Christian Center
4. **1506 Balsam St (West Ashley) TMS# 3500700040** – 0.24 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).  
Owner/Applicant: Joseph Ancrum, Jr.
5. **1555 Juniper St & adjacent lot (West Ashley) TMS# 3500300185 & 186** – 0.58 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).  
Owner: James Memminger  
Applicant: City of Charleston
6. **Ashley River Rd (West Ashley) TMS# 3530000009** – 2.176 ac. Request rezoning from General Office (GO) to Diverse Residential (DR-9).  
Owner: The Mary Pamela Hollings McConnell Trust  
Applicant: Seamon Whiteside + Associates
7. **West Ashley Cir (West Ashley) TMS# 3010000470** – approx. 1.73 ac. Request rezoning from Gathering Place (GP) to General Business (GB).  
Owner: Whitfield Construction Company  
Applicant: T&M Investments LLC
8. **Calhoun St & Concord St (Peninsula) TMS# 4580102064 & 067** – approx. 1.798 ac. Request rezoning to change the Accommodations Overlay A-4: 100 room maximum designation to the Accommodations Overlay A-2: 180 room maximum designation.  
Owner: RB Charleston LLC & Concord Park Associates LLC  
Applicant: Hellman Yates & Tisdale PA

## **SUBDIVISIONS**

1. **Bermuda Point (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).  
Owner: Parsonage-CPW, LLC  
Applicant: Windmill Engineering
2. **Hayes Park (Maybank Highway – Johns Island) TMS# 2790000067 & 235** – 17.2 ac. 59 lots. Request subdivision concept plan approval. Zoned Commercial Transitional (CT), Diverse Residential (DR-6), Limited Business (LB).  
Owner: New Leaf Builders, LLC  
Applicant: Forsberg Engineering & Surveying, Inc.
3. **American Star (Oakville Plantation Road – Johns Island) TMS# 3170000011, 055, 089** – 201.6 ac. 205 lots. Request subdivision concept plan approval. Zoned Light Industrial (LI) & Rural Residential (RR-1).  
Owner: Keith Lackey, et al.  
Applicant: Synchronicity
4. **River Landing Village (Pierview Street – Daniel Island) TMS# 2750000114 & 228** – 23.0 ac. 31 lots. Request subdivision concept plan approval. Zoned Daniel Island Town Center (DI-TC).  
Owner: EW Daniel Island Investor, LLC  
Applicant: Thomas & Hutton Engineering Co.

## **ZONINGS**

1. **209 Hickory St (West Ashley) TMS# 4181300103** – 0.12 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Lucious Morris and Bridget Morris
2. **1430 Agatha St (West Ashley) TMS# 3510700071** – 0.13 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Victoria Johnson Life Estate

## **ORDINANCE AMENDMENT**

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending section 54-229.1 to change the maximum building height in the Tech Corridor overlay zoning district.**

## **APPROVAL OF MINUTES**

Approval of minutes from previous meetings.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.